

# REPORT / RECOMMENDATION



**To:** MAYOR AND COUNCIL

**Agenda Item #:** VIII. F.

**From:** Chad A. Millner, PE, Director of Engineering

**Action** ☒

**Date:** May 20, 2014

**Discussion** ☐

**Information** ☐

**Subject:** Authorize Parking Signage Changes at Jerry's Parking Ramp

## **Action Requested:**

Approve staff's recommended changes of converting 17 3-hr parking spots on the mid-level to regular parking spots.

## **Information / Background:**

In February of this year, staff received an e-mail about parking operations in the Jerry's Foods Parking Ramp. The ramp is City owned but maintained by the businesses in the area. The requester had concerns about commuters using the lot versus the businesses, the number of 3-hr parking spots versus regular un-timed parking spots on both levels of the parking ramp, the covered level (mid) and the uncovered level (upper), and enforcement of the parking restrictions.

Staff met with the individual and walked the ramp on March 21 to review the issues. No one is exactly sure how the current parking signage was determined or when it was implemented. Most likely it has been there since the ramp was opened. At that time, there was a different mix of businesses with different parking needs compared to the current mix. Staff conducted a parking study from March 25–31, discussed the situation of enforcement with the Police Department, and contacted Metro Transit.

There are five metro transit stops within the Vernon Avenue – Highway 100 – Eden Avenue area. Metro transit users do not have a designated parking area and many do use the Jerry's Parking Ramp. Some commuters park in the alley between Gus Young Lane and the parking ramp. There is no enforcement mechanism to limit who parks in the ramp at this time. The Police have done sporadic enforcement of the timed spots which has not been well received by the businesses since many times it is their employees parking in the 3-hr spots.

There are 78 and 105 regular parking spots on the mid and upper levels, respectively. There are 58 and 35 3-hr parking spots on the mid and upper levels, respectively. There are three rows of 3-hr parking spots on the mid-level. Row one closest to the building has 24 spots, the second and third rows away from the

building have 17 spots each. An industry standard for parking lot utilization is to have both types of parking spots fill at a similar rate up to around 80%.

The results of the parking study that are attached show the 3-hr spots on both levels are not near this optimal level. The upper level is operating closer to this ideal situation. The mid-level occupancy rates are not optimal. The 3-hr spots on the mid-level are occupied too infrequently compared to the occupancy rate of the regular spots.

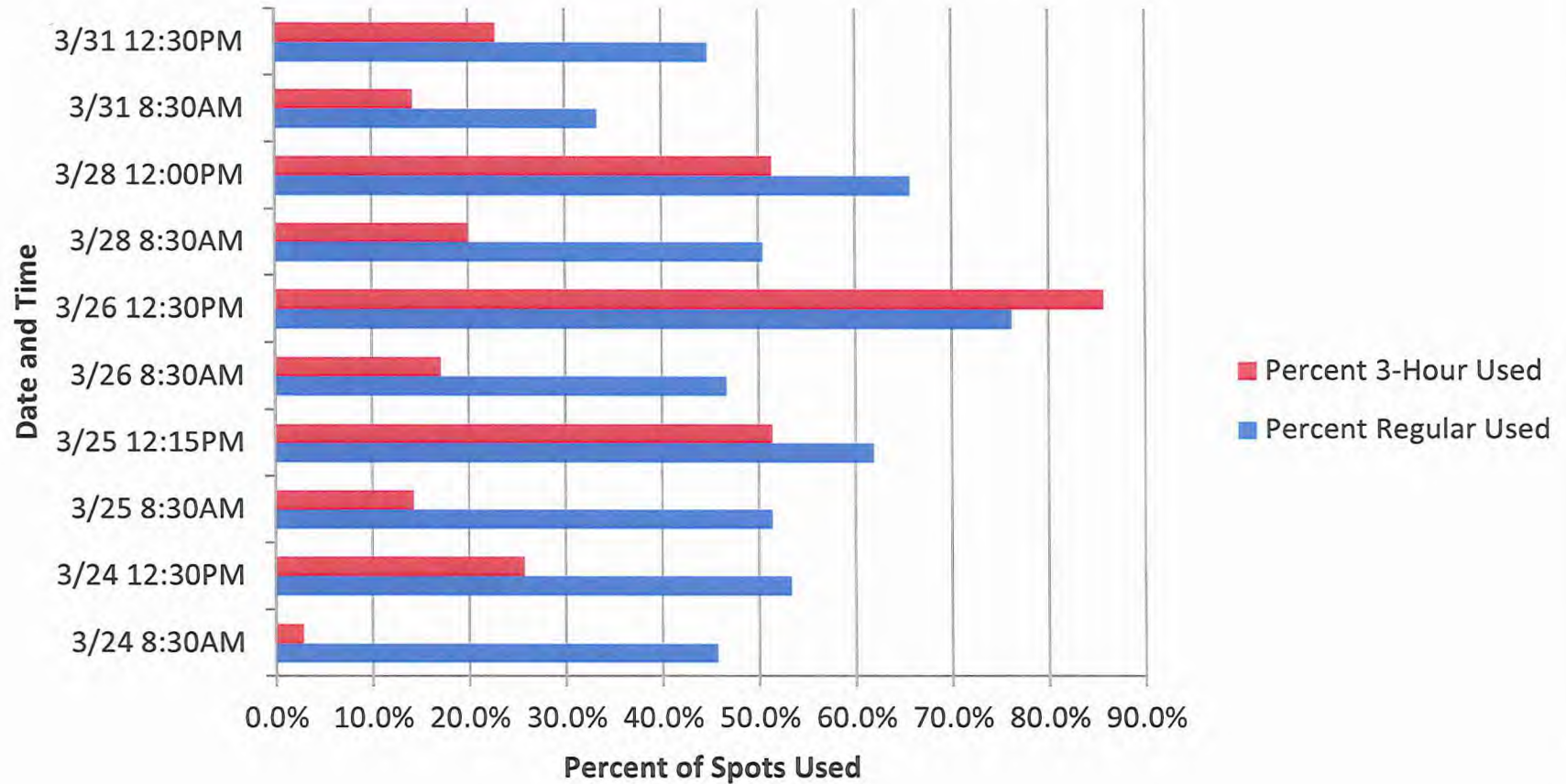
On April 10, staff met with the businesses to discuss the parking ramp issues and to present the findings of the parking study. Concerns were voiced about commuters and the lack of covered parking for employees. Based on the parking study, removing one or two rows of 3-hr parking could be accomplished with little to no impacts to the existing operations. After discussing all the possible impacts of removing 3-hr parking, there was a consensus from the businesses to remove one row of 3-hr parking from the mid-level. This would remove 17 3-hr spots or the third row furthest away from the building. Staff made it clear that these changes may invite more commuters to use the mid-level parking and still not address the availability of covered parking for employees.

Staff recommends City Council approve converting 17 3-hr parking spots on the mid-level to regular parking spots. This would require the removal of approximately seven 3-hr parking limit signs. Public Works has agreed to remove these signs if approved.

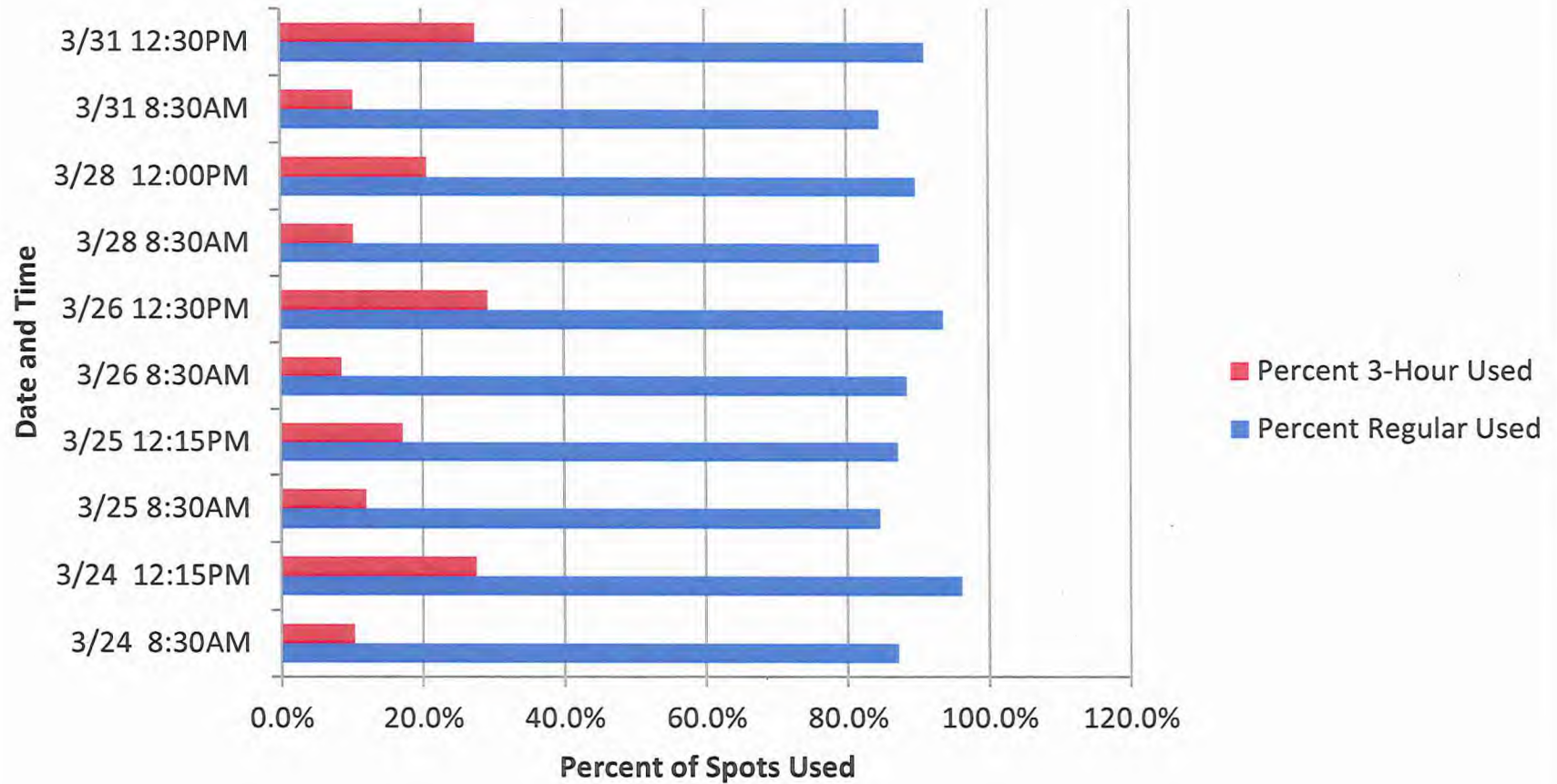
**Attachments:**

- Parking Study Results
- List of businesses invited to the April 10 meeting
- Sign-in sheet for the April 10 meeting

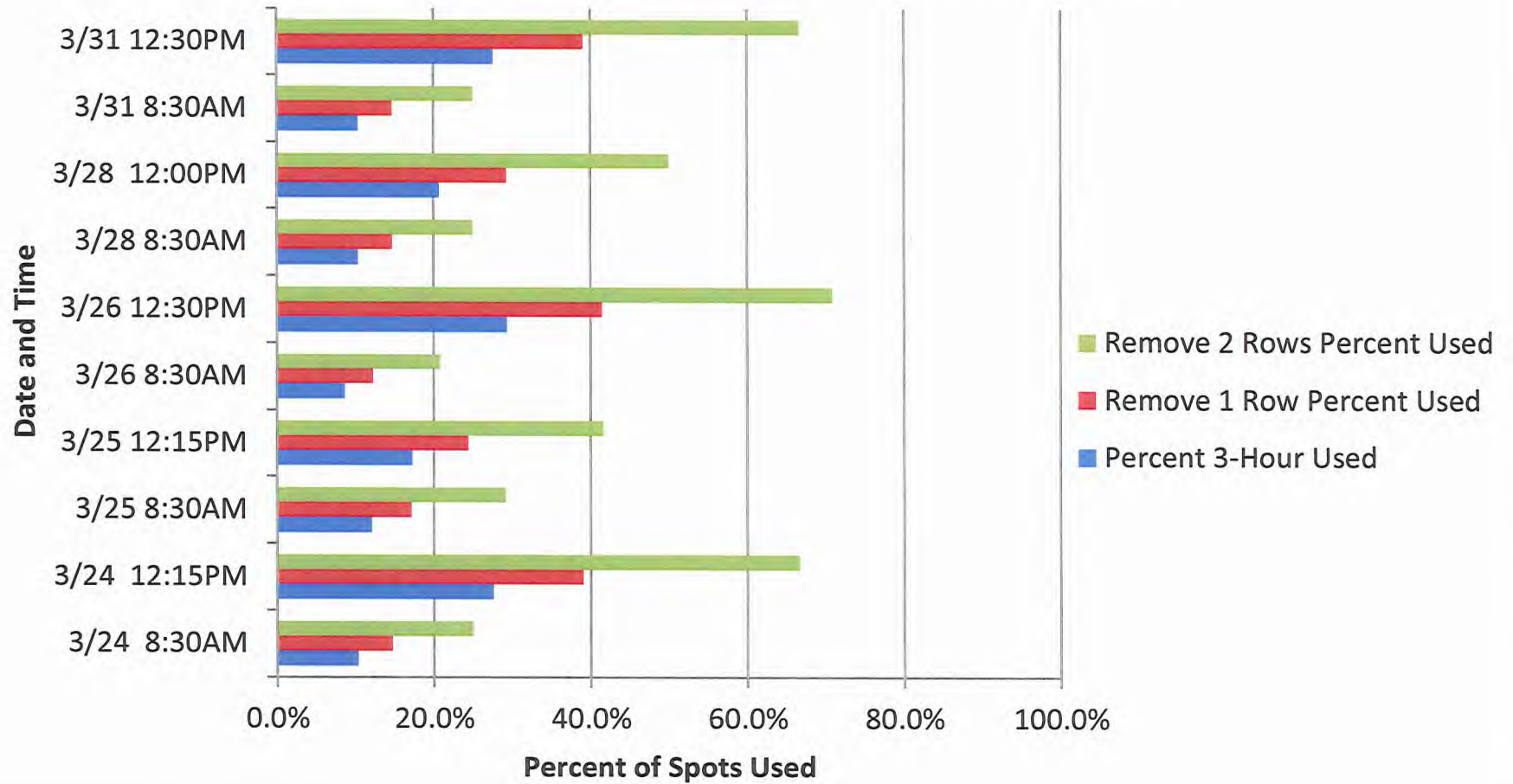
## Parking Ramp: Upper Level



## Parking Ramp: Mid Level



## Parking Ramp: Mid Level 3-Hour Spots



**Jerry's Parking Ramp**  
**List of Business owners/representatives invited to April 10<sup>th</sup> Meeting**

**First Floor**

- ✓ 1. Edina West Barber Stylists - Doug Hopfner - 952-929-2211
- 2. Jerry's Print Shop – Scott Miska – 952-920-1949
- 3. Jerry's Hardware – John Connolly, (Main Manager), plus his supervisor 952-929-4601
- 4. Jerry's Foods – Randy Drescher 929-2685
- 5. Tailors – Lee Ta 952-920-8785
- ✓ 6. Interlachen Dental – Michael Gitzen DDS, or Jeanne Schneckenberger – 952-920-9579

**Second Floor**

- 1. Paragon Pilates – Rhondi Miller, Cari Rils Stemmler 952-405-9765
- ✓ 2. Zina's Hair Salon Spa – Zina – Cell, 612-210-2900
- 3. Jerry's Enterprises – Bob Shadduck - 952-922-8335

**Third Floor**

- 1. Jerry's Enterprises

**Fourth Floor**

- 1. Christensen & Laue, P.A. – Joseph Christensen 952-927-8855

**Fifth Floor**

- ✓ 1. Ellingson & Ellingson, Ltd – Rick Ellingson – 952-929-0315  
(Because of tax season Nora Davis will be attending the meeting)
- 2. Pan Orthodontics – Nancy Hagen or Rebecca Iten 952-926-3747

**Jerry's Parking Ramp Informational Meeting**  
**April 10, 2014**

	NAME	ADDRESS
1	Nora Davis	ELLINGSON & ELLINGSON
2	Doug Hoffner	Edina West Barber
3	Zina Shirk	Zina's
4	NDA LEE	
5	Michael Mummel	Jerry's Enterprises inc
6	Jul Smoly	Jerry's Hardware
7	Jeanne Sel	Interlachen Dental
8	Joe Christensen	Christensen & Lane
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